

**AGENDA ITEM 7.3****SEQUIM CITY COUNCIL  
AGENDA COVER SHEET****MEETING DATE:** February 28, 2022**FROM:** Tim Woolett, Senior PlannerTW  
Initials**SUBJECT/ISSUE:** Home Division B Preliminary Subdivision, File No. SUB 19-001

Discussion dates	2-14-22			
<b>CATEGORY</b>	<input type="checkbox"/> City Manager Report	<input type="checkbox"/> Information Only	Time Needed for Presentation  0 Min	
	<input type="checkbox"/> Public Hearing	<input checked="" type="checkbox"/> Consent Agenda		
	<input type="checkbox"/> Other Business			
Reviewed by		Initials	Date	
Matthew Huish, City Manager		MH	2.24.2022	
Charisse Deschenes, Asst. City Manager / Acting City Clerk		CD	2.24.2022	
Barry Berezowsky, DCD Director		BB	2.24.22	
Kristina Nelson-Gross, City Attorney		KNG	2.24.2022	

**PROBLEM/ISSUE STATEMENT**

This application for preliminary subdivision approval was submitted on September 23, 2019, by North Pointe Construction, LLC (formerly dba Green Crow Investments Company, LLC). The application is for approval of a proposed preliminary subdivision to allow the development of 33 single family residential lots on approximately 9.14 acres of property currently zoned "Single Family Residence" (R 4-8). The project would be developed in four phases. Phase B-1: 10 lots, Phase B-2: 11 lots, Phase B-3: 4 lots, and Phase B-4: 8 lots.

**ATTACHMENTS**

1. [Final Decision and Order](#)
2. [CC Staff Report – Home Subdivision B – Clean](#)
3. [CC Staff Report – Home Subdivision B - Edit](#)

**DISCUSSION/ANALYSIS**

The Planning Commission met on January 4, 2022, to consider the Home Division B Major Subdivision proposal. After hearing staff's presentation and comments by the City Engineer, the Planning Commission recommended the meeting be reconvened on January 18, 2022, to allow staff time to resolve several the conditions of preliminary approval. At their January 18<sup>th</sup> meeting the Planning Commission voted unanimously to

forward a recommendation of approval for City Council consideration at their open record public hearing, subject to the conditions of approval and mitigation measures as set forth in the staff report, and subject to all City regulations, standards, and requirements, whether articulated or not in the staff report.

The City Council held an open record public hearing at their February 14, 2022, schedule meeting. After consideration of the public comments received through the application review process and testimony at the public hearing concerning issues primarily related to stormwater impacts to the adjacent residential developments, it was determined that the requirement for an engineered stormwater system that limits the volume of stormwater discharge to its predevelopment rate would eliminate the possibility of additional burden on the existing off-site stormwater systems in the neighborhood. The Council also considered that the public streets of this proposed development will be accessed by Comfort Way and Rolling Hills Way, both private streets.

In consideration of the above stormwater and street issues together with the criteria for preliminary subdivision approval, the City Council voted to approve the motion to approve with modifications the Home Division B preliminary subdivision.

**FINANCIAL IMPLICATIONS:**

The development of the project will generate local sales tax from construction activity in the short term and increase the City's residential property tax base over the long term.

**RECOMMENDATION:**

None

**MOTION:**

No motion required. This action is the formalization of City Council's decision at their February 14, 2022, meeting to approve the proposed Home Division B preliminary subdivision application, File No. SUB 19-001.